

## SCOPE OF ACTIVITIES

The draft policies were provided to the Planning Commission on February 27, 2006. The Planning Commission received a briefing on the draft policies on March 6, 2006. Given the extensive community outreach and numerous community meetings convened as part of the development of the Route 50 Task Force Report, additional formal public input was not solicited prior to the Commission receiving the draft policies. At the Commission's request, staff briefed the Route 50 Task Force on the draft policies on April 6, 2006. The Planning Commission held a Public Hearing on April 17, 2006. On April 24, 2006, the Planning Commission met in worksession to discuss the draft policies and issues raised at the April 17, 2006 Public Hearing.

On May 1 2006, the Commission voted 5-0-4 (Beerman, Klancher, Ruedisueli, Volpe, Whitmore - yes; Elgin, Herbert, Hsu, Syska-absent) to forward the draft policies to the Board with a recommendation of approval. The Proposed Planned Land Use Map was amended to (1) incorporate the Slave Quarters site into the Village Perimeter Transition Area, and (2) to increase the density to 24-dwelling-units-per-acre adjacent to the lifestyle hub as well as the bonus density permitted in the Village of Arcola and Village Perimeter Transition Area. Also on May 1, 2006, the Commission was presented with the final Route 50 Corridor Retail Market Analysis prepared by BBP Associates. This report represents the culmination of a retail market study along the Route 50 corridor for the purposes of making recommendations regarding new retail development and its placement, phasing, configurations, and mix with other land uses.

On May 8, 2006, the Commission reconsidered CPAM 2005-0007 forwarded on May 1, 2006 and revised the draft policies to (1) specify that non-residential uses must be present to support adjacent 100% residential projects and (2) that residential projects will be permitted up to 24.0 dwelling units per acre within the Lifestyle "hub". The Commission then requested additional information regarding transportation impacts and capital facility costs associated with higher residential densities. On May 22, 2006, the Commission voted 5-4 (Herbert, Hsu, Ruedisueli, Syska, Volpe - yes; Beerman, Elgin, Klancher, Whitmore - no) to forward CPAM 2005-0007 to the Board with a recommendation of denial. The findings for denial were based on the proximity of high density residential to the airport.

On June 5, 2006, the Planning Commission reconsidered the May 22<sup>nd</sup> action and voted 7-1-1 (Beerman, Elgin, Hsu, Klancher, Syska, Volpe, Whitmore - yes; Ruedisueli – no; Herbert - abstain) to forward draft policies and a proposed land use map to the Board of Supervisors with a recommendation of approval. The revised policies remove high density residential and the Lifestyle "hub" from the proposed land use mix. On June 26, 2006 staff provided a briefing on the draft policies to the Board of Supervisors Transportation Land Use Committee (TLUC).

On July 10, 2006, the TLUC discussed the following issues: increased retail and residential uses; potential loss of industrial land; and transportation impacts of the proposed policies. On July 18, 2006, the Board returned the CPAM to the Commission for the purposes of holding a Public Hearing no later than the first week in September. The Board also directed that the Commission certify the CPAM and return the CPAM to the Board no later than the second week of September in order to provide time for Board review.

On August 28, 2006 the Planning Commission voted 6-2 (Elgin, Hsu, Klancher, Syska, Volpe, Whitmore – yes; Doane, Ruedisueli—no) to forward CPAM 2005-0007, Arcola Area/Route 50 draft policies and proposed land use maps, as revised June 5, 2006, to the Board of Supervisors with a recommendation of approval.